

SHOREVIEW PLANNING COMMISSION MEETING MINUTES

February 27, 2007

CALL TO ORDER

Chair Feldsien called the meeting of the February 27, 2007 Shoreview Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The following members were present: Chair Feldsien, Commissioners Ferrington, Proud, Solomonson and Wenner.

Commissioners Mons and Schumer were absent.

APPROVAL OF AGENDA

MOTION: by Commissioner by Proud, seconded by Commissioner Wenner to approve the agenda as submitted.

ROLL CALL: Ayes - 5 Nays - 0

APPROVAL OF MINUTES

MOTION: by Commissioner Solomonson, seconded by Commissioner Ferrington to accept the January 23, 2007 Planning Commission meeting minutes as submitted.

ROLL CALL: Ayes - 5 Nays - 0

REPORT ON CITY COUNCIL ACTIONS

Presentation by City Planner Kathleen Nordine

Ms. Nordine reported that at the February 5th City Council meeting the following items were approved:

- Nardini Fire Equipment Site Plan Review;
- Shepherd of the Hills Lutheran Church Site Plan Review; and
- Text Amendment for Planned Unit Development (PUD) with one change to the expiration time for the Development Stage approval to two months.

The Development Agreement for the Bob Goebel variance was also approved.

NEW BUSINESS**VARIANCE**

FILE NO.: 2262-07-03
APPLICANT: TIMOTHY & RACHEL BLOOMQUIST
LOCATION: 4010 MACKUBIN STREET

Presentation by City Planner Kathleen Nordine

The proposed project is for an addition to the existing home on the north side with interior remodeling. The two-car garage would also be enlarged to three stalls. No variance is needed for the garage addition. The setback for the house addition would be 26 feet from the rear property line. The required setback is 30 feet. Therefore, a variance is required.

The property is located on the corner of Mackubin Street and Suzanne Avenue and zoned R1. The front of the home faces Mackubin, but the front property line is considered to be on Suzanne Avenue because the width along Suzanne is shorter than on Mackubin. The addition to the house would expand living area by 500 square feet. The same 45-foot setback from Mackubin would be maintained, but the rear yard setback would be reduced to 26 feet.

The applicant states that hardship is a result of the orientation of the house and the fact that Suzanne Avenue is considered the front lot line. The orientation with the split-level design makes it difficult to build an addition and maintain required setbacks. The addition to the north is in the part of the yard that functions as a side yard. Under Code, a side yard setback requirement is 10 feet with which the addition is in compliance. However, because of the front lot line defined on Suzanne, what functions as a side yard is defined as a rear lot line.

Staff agrees that split-level style homes are more difficult to plan additions. The location of the proposed addition is reasonable with the interior floor design, and will compliment the home. Adjacent properties will not be impacted.

Notices were sent to property owners within 150 feet. One response was received in support of the project. One telephone comment was received about concern for the loss of trees with the reconfiguration of the driveway. However, the garage addition does not require a variance. Staff is recommending approval.

Chair Feldsien noted that since the houses on Mackubin are not part of the plat for Suzanne Avenue, which explains why the house is oriented toward Mackubin.

MOTION: by Commissioner Solomonson, seconded by Commissioner Proud to approve the variance request submitted by Timothy and Rachel Bloomquist, 4010 Mackubin Street, to reduce the required rear yard setback from 30 feet to 26 feet for an addition onto the existing home, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the variance applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The addition and the exterior building materials used shall be designed to compliment the existing home.
3. Any landmark trees removed as a result of the proposed improvement shall be replaced in accordance with the City's Vegetation and Woodlands ordinance.
4. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
5. The approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project.

ROLL CALL: Ayes - 5 Nays - 0

COMPREHENSIVE SIGN PLAN REVIEW

FILE NO.: **2263-07-04**
APPLICANT: **IDENT-GRAPHICS/AZURE PROPERTIES, INC.**
LOCATION: **3999 RICE STREET**

Presentation by Senior Planner Rob Warwick

On behalf of the Oasis Market and Marathon gas station in Gramsie Square, Identi-Graphics has submitted a comprehensive sign plan. The pylon sign for the center identifies all tenants except the Oasis Market. Two existing wall signs identify the Oasis Market. There are also two canopy signs over the fuel island. More than one wall sign is permitted for a tenant with frontage on two arterial roadways. In this case, Gramsie Road is a collector and Rice Street is an arterial. Existing signs comply with the Code in effect at the time of prior approvals.

The proposed plan includes a 24.4 square foot wall sign with the Marathon logo and an electronic gas price display sign with 14-inch or 18-inch characters. The 18-inch size is preferred, but the applicant has agreed to the 14-inch height to comply with Code. Gas price display signs are permitted with copy height up to 16 inches or less. Electronic copy is limited to numeric characters only without blinking, scrolling or flashing. The deviations from Code that are proposed with the new electronic display wall sign include:

- Installation of a third wall sign
- Gas price display not integrated into freestanding sign

Property owners within 350 feet were notified of the plan. No comments were received. Staff recognizes the unique conditions of this site and is recommending approval because it would be difficult to integrate the gas price sign into the freestanding sign, as required by Code.

Commissioner Proud stated that while he does not agree that the solution should be to add more signage, he does agree that the proposed sign is less obtrusive. He expressed concern about signs being too bright and over illuminated. He offered an added condition of approval that this plan

would be subject to the requirements of the new sign ordinance that the Planning Commission is discussing.

Commissioner Solomonson agreed with Commissioner Proud. He believes the brightness should not be greater than traffic lights. He is concerned about setting a precedent for this type of wall sign. He asked if the proposed sign could be located on the canopy and be considered a freestanding sign. He would like to add a condition that if and when the monument sign is improved, the gas price sign should be integrated and come under compliance. Mr. Warwick responded that the canopy signs are considered wall signs. There may be opportunity to integrate the new sign, but there is no fixed time frame for further site improvements or expansion.

Chair Feldsien asked if the current fuel signs would be removed. Mr. Warwick answered, yes.

Chair Feldsien opened discussion to public comment.

MOTION: by Commissioner Solomonson, seconded by Commissioner Proud to recommend the City Council approve the Comprehensive Sign Plan Review submitted by Identi-Graphics, on behalf of the Oasis Market/Azure Properties, 3999 Rice Street, to allow installation of a wall mounted gas price display sign, subject to the following conditions with the added condition No. 6:

1. The sign shall comply with the plans dated February 2, 2007, for the Comprehensive Sign Plan application. Any significant change will require review by the Planning Commission and City Council.
2. The electronic Gas Price Display shall display only numeric characters, not to exceed 16 inches in height, and shall not flash, scroll, blink or display animated copy or graphics
3. The applicant shall obtain a sign permit prior to the installation of the sign.
4. The price display currently affixed to the fuel island shall be removed immediately after the new wall sign is installed and operational.
5. Any temporary signs must be affixed to the principal building. Temporary business signs must be associated with a temporary promotional sale and shall be in place for a maximum of 14 days. No more than two temporary business signs are permitted per year (excludes window signs), and are subject to issuance of a permit by the City.
6. Replacement of monument sign requires the electronic fuel price sign to be incorporated in the new monument sign and removed as a wall sign.

ROLL CALL: Ayes - 5 Nays - 0

MISCELLANEOUS

Council Assignments

Chair Feldsien noted that Commissioners Mons and Ferrington are scheduled to attend the March 5th and March 19th City Council meetings respectively.

Workshop

Chair Feldsien stated that upon adjournment the Planning Commission would meet in a workshop session.

ADJOURNMENT

MOTION: by Commissioner Solomonson, seconded by Commissioner Proud to adjourn the February 27, 2007 Planning Commission meeting at 7:22 p.m.

ROLL CALL: Ayes - 5 Nays - 0

ATTEST:

Kathleen Nordine
City Planner